

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: Fauntleroy / Area 17

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 394

Range of Sale Dates: 1/1/2008 - 1/1/10

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2009 Value	\$171,600	\$226,400	\$398,000			
2010 Value	\$174,300	\$230,400	\$404,700	\$443,400	91.3%	12.90%
Change	\$2,700	\$4,000	\$6,700			
% Change	+1.6%	+1.8%	+1.7%			

*COV is a measure of uniformity; the lower the number the better the uniformity.

** Sales adjusted to 1/1/10.

Sales used in this analysis: All sales of one to three unit residences on residential lots, short sales, financial institution re-sales and foreclosure sales which were verified as, or appeared to be market sales were considered for the analysis. Sales were market adjusted to 1/1/10. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2009 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2009 Value	\$190,600	\$224,100	\$414,700
2010 Value	\$193,600	\$228,200	\$421,800
Percent Change	+1.6%	+1.8%	+1.7%

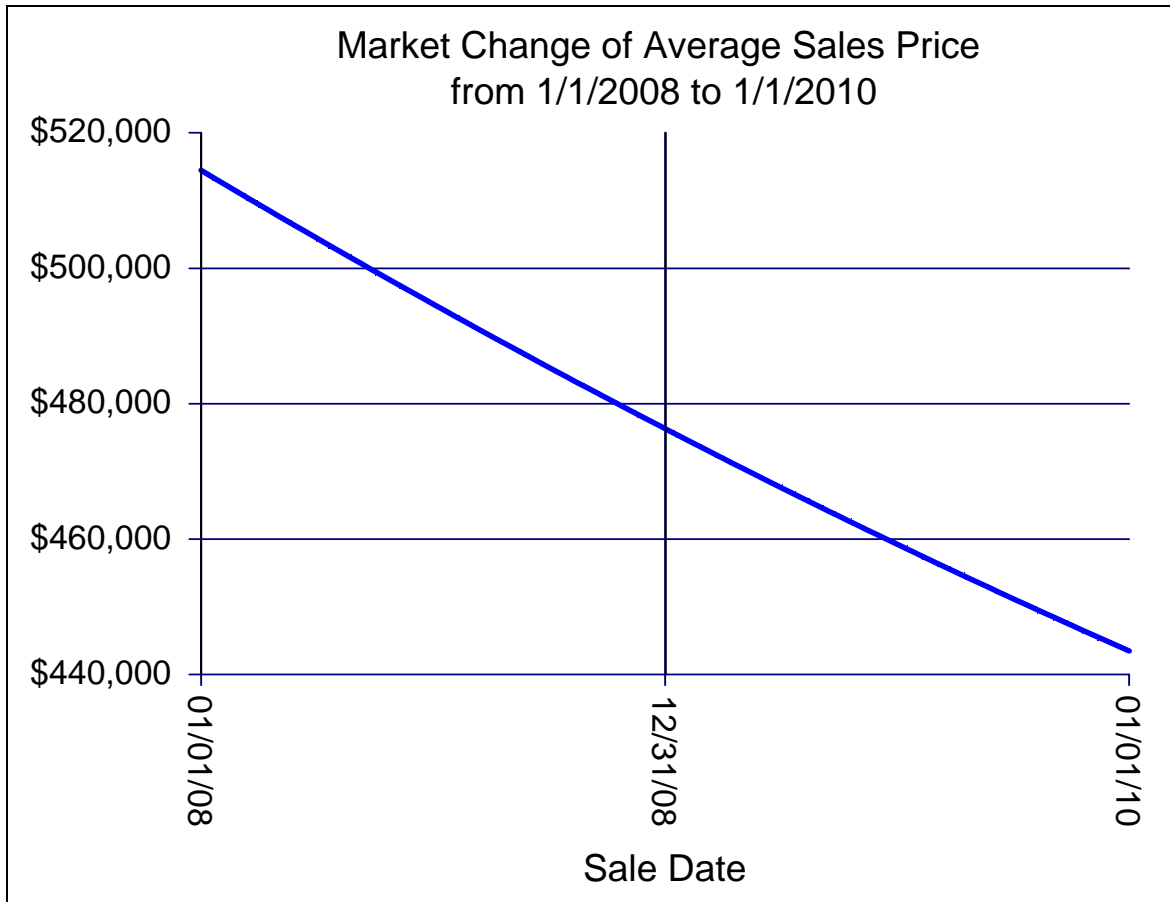
Number of one to three unit residences in the Population: 6176

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

Exceptions may be found in the Improved Parcel Update section.

The Annual Update Values described in this report improve uniformity and equity. We recommend posting these values for the 2010 assessment roll.

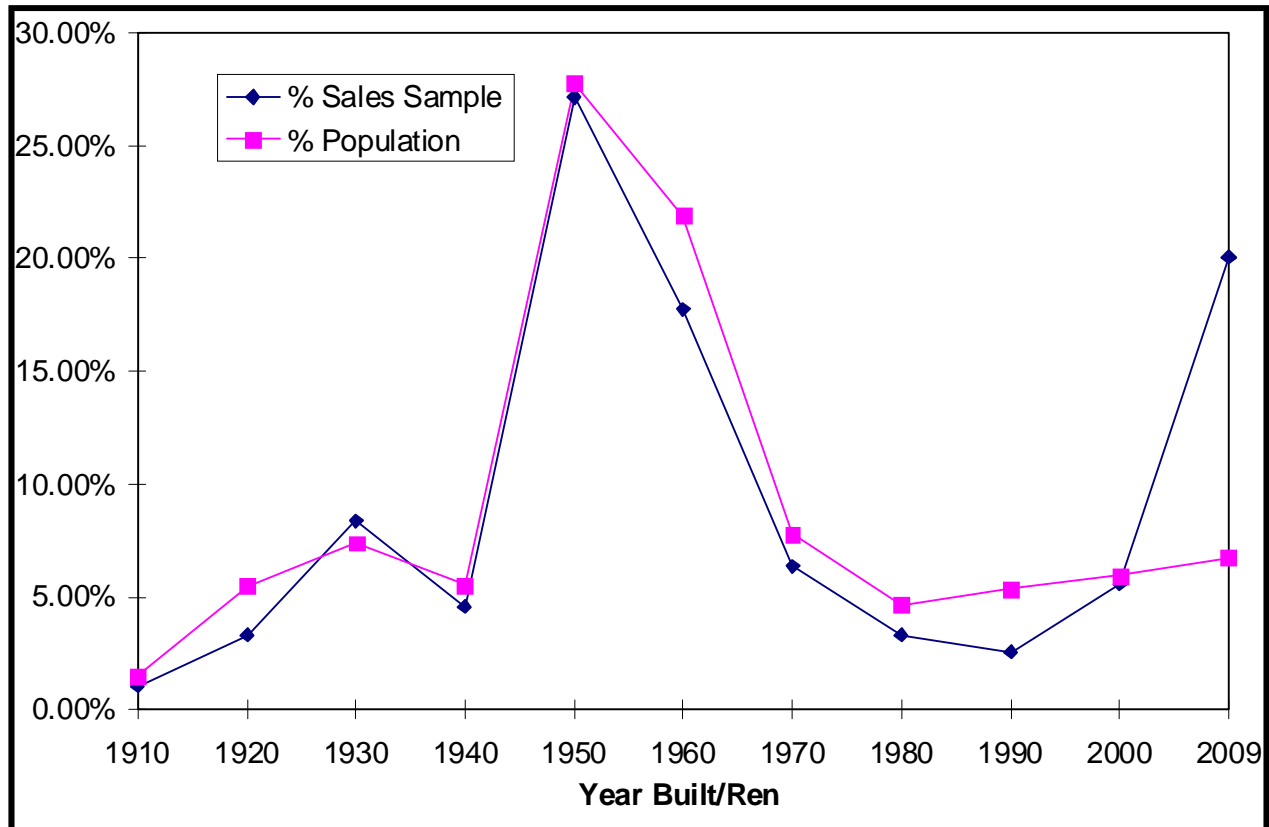
**Market Change of Average Sale Price in Area 17
From 1/1/08 to 1/1/10**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	4	1.02%
1920	13	3.30%
1930	33	8.38%
1940	18	4.57%
1950	107	27.16%
1960	70	17.77%
1970	25	6.35%
1980	13	3.30%
1990	10	2.54%
2000	22	5.58%
2009	79	20.05%
	394	

Population		
Year Built/Ren	Frequency	% Population
1910	92	1.49%
1920	338	5.47%
1930	456	7.38%
1940	341	5.52%
1950	1715	27.77%
1960	1353	21.91%
1970	481	7.79%
1980	286	4.63%
1990	331	5.36%
2000	366	5.93%
2009	417	6.75%
	6176	

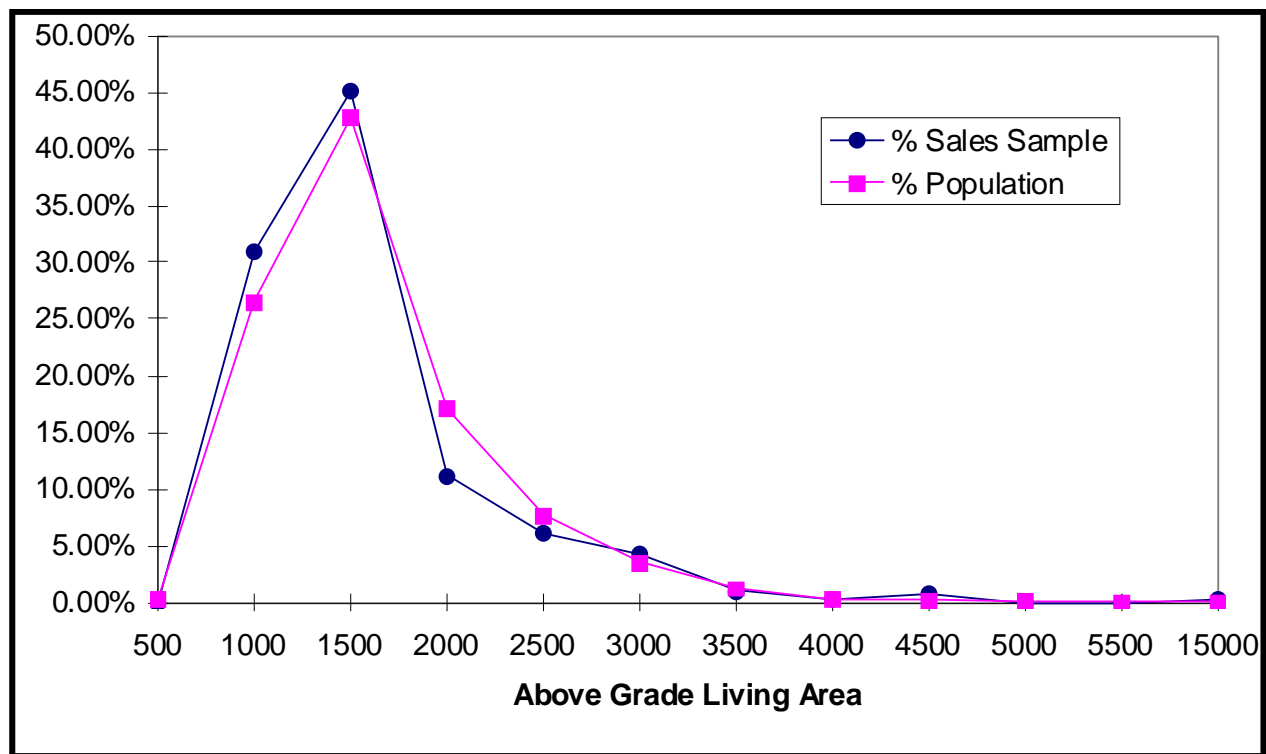


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	122	30.96%
1500	178	45.18%
2000	44	11.17%
2500	24	6.09%
3000	17	4.31%
3500	4	1.02%
4000	1	0.25%
4500	3	0.76%
5000	0	0.00%
5500	0	0.00%
15000	1	0.25%
	394	

Population		
AGLA	Frequency	% Population
500	20	0.32%
1000	1640	26.55%
1500	2643	42.79%
2000	1057	17.11%
2500	475	7.69%
3000	218	3.53%
3500	77	1.25%
4000	20	0.32%
4500	13	0.21%
5000	5	0.08%
5500	4	0.06%
15000	4	0.06%
	6176	

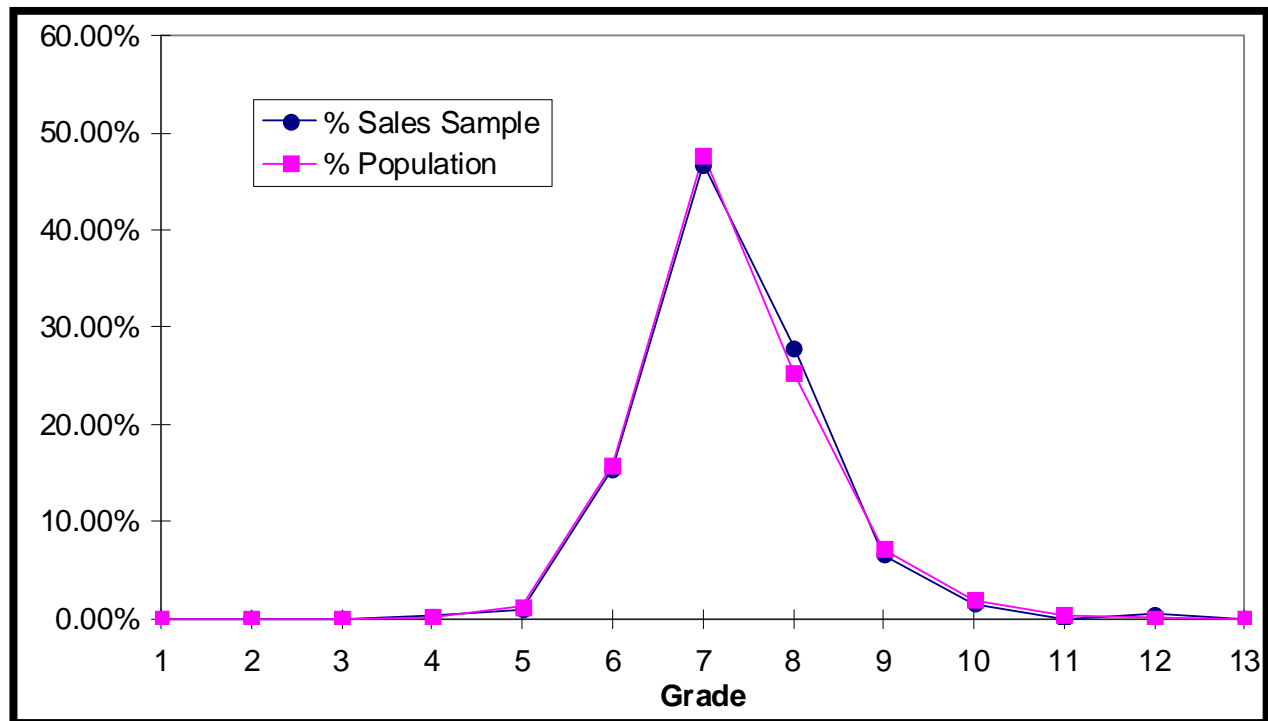


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.25%
5	4	1.02%
6	61	15.48%
7	184	46.70%
8	110	27.92%
9	26	6.60%
10	6	1.52%
11	0	0.00%
12	2	0.51%
13	0	0.00%
394		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	13	0.21%
5	78	1.26%
6	977	15.82%
7	2946	47.70%
8	1561	25.28%
9	444	7.19%
10	120	1.94%
11	26	0.42%
12	8	0.13%
13	2	0.03%
6176		



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: 8 April

King County Revaluation Cycle

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

Data Utilized

Available sales closed from 1/1/2008 through 1/1/10 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2009
5. Existing residences where the data for 2009 is significantly different than the data for 2010 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the two usable land sales available in the area and supplemented by the value increase in sales of improved parcels, a 1.83% increase was made in land assessment for the 2009 Assessment Year.

2010 Land Value = 2009 Land Value x 1.0183, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 394 usable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2010. The chosen adjustment model was developed using multiple regression. The 2009 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2010 Total Value = 2009 Total Value /.9083818 X .925*

The resulting total value is rounded down to the next \$1,000, *then*:

2010 Improvements Value = 2010 Total Value minus 2010 Land Value

An explanatory adjustment table is included in this report.

* See Assessor's instructions page 36.

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the 1.7 % Change indicated by the sales sample is used to arrive at new total value (2009 Land Value + Previous Improvement Value) * 1.017.
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, the 1.7 % Change as indicated by the sales sample is used to arrive at a new total value. (2009 Land Value + Previous Improvement Value) * 1.017
- *If land value \leq \$1,000 no adjustment is applied.
- *If improvements and accessories \leq \$1,000 no further adjustment applied.
- * If adjusted land value falls $<$ \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls $<$ \$1,000, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is not applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is not applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is not applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There were no mobile homes in this area.

Model Validation

The resulting assessment level is 91.3%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Annual Update Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of 1.7%. This increase is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes.

Ratio studies of assessments before and after this annual update are included later in this report.

Area 17 Annual Update Model Adjustments

2010 Total Value = 2009 Total Value + Overall or Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved.

Standard Area Adjustment

1.83%

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 17 Sale Price changes (Relative to 1/1/2010 valuation date.)

In a changing market, recognition of a sales trend is required to accurately estimate value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2010		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.862	-13.8%
2/1/2008	0.868	-13.2%
3/1/2008	0.873	-12.7%
4/1/2008	0.879	-12.1%
5/1/2008	0.885	-11.5%
6/1/2008	0.890	-11.0%
7/1/2008	0.896	-10.4%
8/1/2008	0.902	-9.8%
9/1/2008	0.908	-9.2%
10/1/2008	0.914	-8.6%
11/1/2008	0.919	-8.1%
12/1/2008	0.925	-7.5%
1/1/2009	0.931	-6.9%
2/1/2009	0.937	-6.3%
3/1/2009	0.942	-5.8%
4/1/2009	0.948	-5.2%
5/1/2009	0.954	-4.6%
6/1/2009	0.960	-4.0%
7/1/2009	0.965	-3.5%
8/1/2009	0.971	-2.9%
9/1/2009	0.977	-2.3%
10/1/2009	0.983	-1.7%
11/1/2009	0.988	-1.2%
12/1/2009	0.994	-0.6%
1/1/2010	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/10.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.879	\$461,000
Sale 2	\$475,000	10/1/2009	0.983	\$467,000
Sale 3	\$515,000	7/1/2009	0.965	\$497,000

* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 17 is $(.9083818 + 1.71843E-04 * \text{SaleDay}) / 0.9083818$

$\text{SaleDay} = \text{SaleDate} - 40179$

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: WC /Team 3	Appr. Date: 01/01/2009	Date of Report: 03/03/2010	Sales Dates: 1/2008 - 12/2009
Area Fauntleroy /Area 17	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	394		
Mean Assessed Value	398,000		
Mean Adj. Sales Price	443,400		
Standard Deviation AV	220,441		
Standard Deviation SP	269,062		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.908		
Median Ratio	0.893		
Weighted Mean Ratio	0.898		
UNIFORMITY			
Lowest ratio	0.627		
Highest ratio:	1.323		
Coefficient of Dispersion	10.04%		
Standard Deviation	0.117		
Coefficient of Variation	12.89%		
Price Related Differential (PRD)	1.012		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.879		
Upper limit	0.908		
95% Confidence: Mean			
Lower limit	0.897		
Upper limit	0.920		
SAMPLE SIZE EVALUATION			
N (population size)	6176		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.117		
Recommended minimum:	22		
Actual sample size:	394		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	217		
# ratios above mean:	177		
z:	2.015		
Conclusion:	Non-normal		

Ratio Frequency

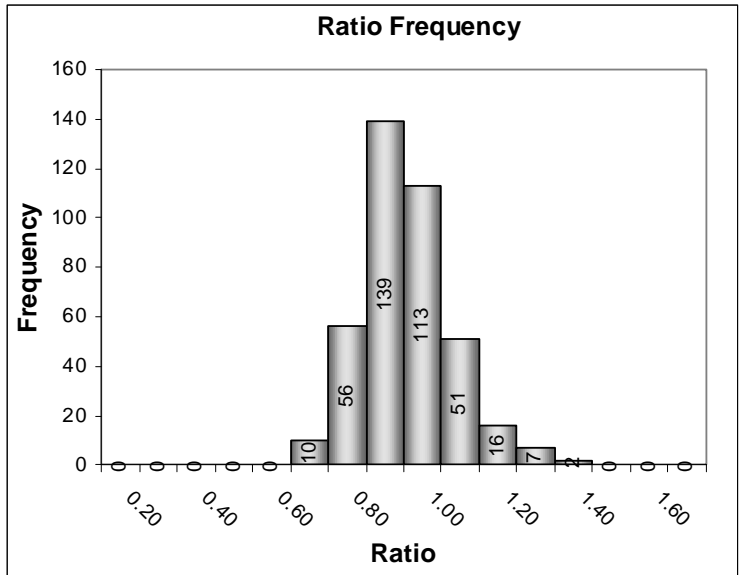
A histogram showing the frequency distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 with increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 160 with increments of 20. The bars represent the frequency of ratios in specific bins. The frequencies are: 10 for the 0.60-0.70 bin, 56 for 0.70-0.80, 139 for 0.80-0.90, 113 for 0.90-1.00, 51 for 1.00-1.10, 16 for 1.10-1.20, 7 for 1.20-1.30, and 1 for 1.30-1.40. All other bins have a frequency of 0.

Ratio Bin	Frequency
0.60-0.70	10
0.70-0.80	56
0.80-0.90	139
0.90-1.00	113
1.00-1.10	51
1.10-1.20	16
1.20-1.30	7
1.30-1.40	1
Other bins	0

COMMENTS:

1 to 3 Unit Residences throughout area 17

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010



COMMENTS:

1 to 3 Unit Residences throughout area 17

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Annual Update Ratio Study Report (After)

2010 Assessments

District/Team: WC/Team 3	Appr. Date: 01/01/2010	Date of Report: 05/03/2010	Sales Dates: 1/2008 - 12/2009																								
Area Fauntleroy /Area 17	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES																								
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60</td><td>8</td></tr><tr><td>0.70</td><td>42</td></tr><tr><td>0.80</td><td>137</td></tr><tr><td>0.90</td><td>119</td></tr><tr><td>1.00</td><td>56</td></tr><tr><td>1.10</td><td>20</td></tr><tr><td>1.20</td><td>8</td></tr><tr><td>1.30</td><td>4</td></tr><tr><td>1.40</td><td>0</td></tr><tr><td>1.50</td><td>0</td></tr><tr><td>1.60</td><td>0</td></tr></tbody></table>		Ratio	Frequency	0.60	8	0.70	42	0.80	137	0.90	119	1.00	56	1.10	20	1.20	8	1.30	4	1.40	0	1.50	0	1.60	0
Ratio	Frequency																										
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ASSESSMENT LEVEL																											
Arithmetic Mean Ratio	0.924																										
Median Ratio	0.907																										
Weighted Mean Ratio	0.913																										
UNIFORMITY																											
Lowest ratio	0.638																										
Highest ratio:	1.347																										
Coefficient of Dispersion	10.06%																										
Standard Deviation	0.119																										
Coefficient of Variation	12.90%																										
Price Related Differential (PRD)	1.012																										
RELIABILITY																											
95% Confidence: Median																											
Lower limit	0.893																										
Upper limit	0.923																										
95% Confidence: Mean																											
Lower limit	0.912																										
Upper limit	0.935																										
SAMPLE SIZE EVALUATION																											
N (population size)	6176																										
B (acceptable error - in decimal)	0.05																										
S (estimated from this sample)	0.119																										
Recommended minimum:	23																										
Actual sample size:	394																										
Conclusion:	OK																										
NORMALITY																											
Binomial Test																											
# ratios below mean:	217																										
# ratios above mean:	177																										
z:	2.015																										
Conclusion:	Non-normal																										

COMMENTS:

1 to 3 Unit Residences throughout area 17.

Assessment level has been improved by application of the recommended values.

Sales Prices are adjusted for time to the Assesment Date of 1/1/2010

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1 to 3 Unit Residences throughout area 17.

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Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	431920	0695	2/19/08	\$250,000	\$218,000	790	5	1916	3	8372	N	N	7317 35TH AVE SW
001	431920	0570	3/18/08	\$250,000	\$219,000	800	6	1912	3	8316	N	N	7107 35TH AVE SW
001	984230	0620	11/12/09	\$235,000	\$233,000	770	6	1949	4	4110	N	N	3514 SW ROSE ST
001	984230	0595	4/9/09	\$282,500	\$268,000	790	6	1950	3	4110	N	N	3515 SW SOUTHERN ST
001	249220	0615	4/3/09	\$290,000	\$275,000	780	6	1942	3	4080	N	N	3528 SW IDA ST
001	923890	1495	8/25/08	\$323,000	\$293,000	850	6	1951	3	5100	N	N	4140 SW AUSTIN ST
001	431820	0265	5/20/09	\$308,500	\$295,000	780	6	1923	4	5888	Y	N	7426 CALIFORNIA AVE SW
001	249220	0500	9/1/09	\$311,250	\$304,000	900	6	1924	4	4080	N	N	3511 SW AUSTIN ST
001	923890	1225	4/17/09	\$320,000	\$304,000	740	6	1929	4	5100	N	N	4133 SW IDA ST
001	029300	0015	7/2/09	\$340,000	\$328,000	780	6	1942	4	7214	N	N	7800 39TH AVE SW
001	431770	0140	8/3/09	\$337,500	\$328,000	1060	6	1910	4	7504	N	N	4001 SW MYRTLE ST
001	249220	0395	1/21/08	\$390,000	\$338,000	890	6	1928	5	4080	N	N	3753 SW AUSTIN ST
001	249020	0625	2/15/08	\$395,000	\$344,000	1110	6	1914	4	5100	N	N	3906 SW KENYON ST
001	006500	0100	7/8/09	\$385,000	\$372,000	790	6	1925	4	6042	Y	N	6522 36TH AVE SW
001	431920	0320	1/28/08	\$460,000	\$399,000	990	6	1908	3	9000	Y	N	7233 36TH AVE SW
001	431920	0395	5/8/09	\$425,000	\$406,000	980	6	1929	4	12456	N	N	3642 SW OTHELLO ST
001	178250	0150	12/4/09	\$241,500	\$240,000	960	7	1942	4	4600	N	N	8407 36TH AVE SW
001	269560	0120	6/19/09	\$249,900	\$241,000	820	7	1942	3	4494	N	N	7919 37TH AVE SW
001	178200	0060	7/24/09	\$250,000	\$242,000	970	7	1942	4	6860	N	N	8457 35TH AVE SW
001	301330	0550	8/25/09	\$254,500	\$248,000	1380	7	1925	2	6859	N	N	8312 CALIFORNIA AVE SW
001	563750	0080	3/28/08	\$309,950	\$272,000	950	7	1951	3	3096	N	N	6516 42ND AVE SW
001	301330	1254	4/10/09	\$299,950	\$285,000	910	7	1933	3	4006	N	N	3954 SW ROSE ST
001	249020	0615	7/15/09	\$300,000	\$290,000	1140	7	1942	3	5100	N	N	3916 SW KENYON ST
001	112100	0215	6/10/09	\$302,500	\$291,000	620	7	1926	3	6296	Y	N	6760 37TH AVE SW
001	249020	0285	9/9/09	\$300,000	\$294,000	840	7	1940	4	5100	Y	N	3937 SW IDA ST
001	386990	0162	5/28/08	\$329,950	\$294,000	765	7	2006	3	1066	N	N	7114 F CALIFORNIA AVE SW
001	178200	0160	5/19/09	\$308,000	\$295,000	730	7	1942	3	5000	N	N	8608 36TH AVE SW
001	178150	0422	8/19/09	\$310,000	\$302,000	1380	7	1943	4	6936	Y	N	3710 SW DONOVAN ST
001	984230	0441	1/11/08	\$349,500	\$302,000	1870	7	1972	3	6021	N	N	3514 SW THISTLE ST
001	271910	0007	2/28/08	\$350,000	\$305,000	1060	7	2007	3	1259	N	N	6533 A 42ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	271910	0005	3/18/08	\$350,000	\$307,000	1060	7	2007	3	1278	N	N	6533 D 42ND AVE SW
001	271910	0001	3/28/08	\$350,000	\$307,000	1060	7	2007	3	954	N	N	6533 C 42ND AVE SW
001	271910	0003	3/27/08	\$350,000	\$307,000	1060	7	2007	3	950	N	N	6533 B 42ND AVE SW
001	178150	0155	4/28/09	\$323,000	\$308,000	1190	7	1944	3	4725	N	N	3713 SW SULLIVAN ST
001	178200	0205	2/22/08	\$353,400	\$308,000	860	7	1942	4	5118	N	N	8619 36TH AVE SW
001	178150	0250	8/10/09	\$325,000	\$316,000	1010	7	1944	5	4961	N	N	3708 SW TILLMAN ST
001	301330	1475	8/25/09	\$328,500	\$320,000	1610	7	1968	3	4210	Y	N	4028 SW THISTLE ST
001	301330	0880	3/15/08	\$367,000	\$321,000	1460	7	1954	5	6288	N	N	3919 SW MONROE ST
001	249220	0435	9/21/09	\$329,000	\$323,000	930	7	1956	4	4080	N	N	3732 SW IDA ST
001	178250	0055	6/23/09	\$338,000	\$326,000	1020	7	1942	5	4600	N	N	8552 37TH AVE SW
001	271910	0009	3/27/08	\$375,000	\$329,000	1240	7	2007	3	1686	N	N	6531 C 42ND AVE SW
001	249020	0350	6/24/09	\$343,000	\$331,000	810	7	1941	3	5100	N	N	3924 SW HOLDEN ST
001	249020	0590	12/15/09	\$332,000	\$331,000	950	7	1943	4	5100	N	N	3940 SW KENYON ST
001	563750	0250	4/24/09	\$347,250	\$331,000	760	7	1920	4	6035	N	N	6515 39TH AVE SW
001	271910	0013	3/11/08	\$379,500	\$332,000	1240	7	2007	3	1349	N	N	6531 A 42ND AVE SW
001	301330	0968	4/20/09	\$350,000	\$333,000	1100	7	1965	4	4184	N	N	3906 SW ELMGROVE ST
001	249220	0775	8/24/09	\$343,000	\$335,000	970	7	1923	4	6120	N	N	3528 SW HOLDEN ST
001	301330	0401	6/27/08	\$378,000	\$338,000	740	7	1943	4	4869	Y	N	8113 41ST AVE SW
001	984230	0485	3/30/09	\$359,000	\$340,000	840	7	1939	4	7372	N	N	3522 SW THISTLE ST
001	006500	0140	6/10/09	\$356,500	\$343,000	810	7	1942	4	6418	Y	N	6521 36TH AVE SW
001	178250	0040	9/18/09	\$350,000	\$343,000	1100	7	1942	4	4600	N	N	8510 37TH AVE SW
001	178200	0220	10/21/09	\$349,950	\$345,000	830	7	1942	5	5425	N	N	8633 36TH AVE SW
001	301330	0610	5/19/09	\$360,000	\$345,000	890	7	1951	5	4246	N	N	4208 SW THISTLE ST
001	301330	1155	1/8/09	\$370,000	\$345,000	1240	7	1924	4	4906	Y	N	8202 41ST AVE SW
001	269560	0100	5/13/08	\$390,000	\$346,000	980	7	1948	4	5225	N	N	3711 SW KENYON ST
001	301330	0300	4/9/08	\$397,900	\$350,000	800	7	1944	5	5732	N	N	4141 SW ELMGROVE ST
001	984230	0100	9/25/08	\$390,000	\$356,000	720	7	1944	4	4166	N	N	3743 SW SOUTHERN ST
001	269560	0530	8/7/08	\$395,000	\$357,000	1440	7	1926	4	6598	N	N	8103 35TH AVE SW
001	269560	0110	8/1/08	\$399,000	\$360,000	880	7	1948	3	5330	N	N	3707 SW KENYON ST
001	984230	0490	7/30/08	\$400,000	\$361,000	1260	7	1954	4	5150	N	N	3526 SW THISTLE ST
001	112100	0010	6/29/09	\$375,000	\$362,000	1310	7	1941	2	9048	Y	N	6715 35TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	249120	0385	9/10/09	\$369,950	\$362,000	1200	7	1942	3	6437	N	N	8817 37TH AVE SW
001	248920	0255	12/8/09	\$365,000	\$363,000	1420	7	1914	4	6300	N	N	6916 37TH AVE SW
001	431920	0890	5/7/08	\$410,000	\$363,000	1000	7	1944	4	6364	N	N	3744 SW WEBSTER ST
001	984230	0645	1/18/08	\$420,000	\$363,000	1240	7	1958	4	5155	N	N	3538 SW ROSE ST
001	301330	0980	3/19/09	\$385,000	\$364,000	1070	7	1919	4	4505	Y	N	3957 SW ELMGROVE ST
001	029300	0095	2/27/08	\$420,000	\$366,000	950	7	1947	3	6383	N	N	7727 37TH AVE SW
001	178150	0095	3/7/08	\$419,000	\$366,000	720	7	1944	4	5075	N	N	3746 SW SULLIVAN ST
001	269560	0030	4/22/08	\$415,000	\$366,000	1190	7	1954	4	4494	N	N	3817 SW KENYON ST
001	271910	0400	7/29/09	\$377,000	\$366,000	1090	7	1941	5	6250	Y	N	6707 42ND AVE SW
001	269560	0290	8/28/08	\$409,000	\$371,000	830	7	1950	4	5512	N	N	3541 SW MONROE ST
001	269560	0455	4/29/09	\$390,000	\$372,000	740	7	1942	5	5038	N	N	3717 SW ELMGROVE ST
001	249020	0375	9/18/08	\$410,000	\$374,000	870	7	1941	4	5100	N	N	3902 SW HOLDEN ST
001	984230	0050	11/11/09	\$380,000	\$376,000	1180	7	1994	3	4158	N	N	3728 SW SOUTHERN ST
001	431920	0830	6/6/08	\$423,000	\$377,000	830	7	1944	4	5255	N	N	7331 36TH AVE SW
001	984230	0330	4/23/09	\$396,600	\$378,000	1370	7	1944	4	5705	N	N	3716 SW THISTLE ST
001	984230	0515	6/13/08	\$425,000	\$379,000	1130	7	1952	3	5166	N	N	3608 SW THISTLE ST
001	984230	0665	10/20/09	\$384,000	\$379,000	920	7	1951	3	5418	N	N	8218 37TH AVE SW
001	301330	1135	1/25/08	\$440,000	\$381,000	810	7	1942	5	5232	N	N	3908 SW SOUTHERN ST
001	249320	0400	9/21/09	\$390,000	\$382,000	1000	7	1951	4	3475	Y	N	3911 SW THISTLE ST
001	006500	0235	1/2/08	\$449,000	\$387,000	1430	7	1941	5	6328	Y	N	6502 37TH AVE SW
001	301330	1055	3/26/08	\$442,250	\$388,000	980	7	1941	4	8365	N	N	8103 39TH AVE SW
001	249120	0025	3/26/08	\$443,000	\$389,000	800	7	1948	3	6050	N	N	8820 36TH AVE SW
001	984230	0156	1/8/08	\$454,500	\$392,000	1150	7	1957	4	4186	N	N	8213 37TH AVE SW
001	112100	0180	2/4/08	\$465,000	\$404,000	1540	7	1929	4	6303	Y	N	6739 36TH AVE SW
001	301330	0608	9/9/09	\$419,950	\$411,000	1430	7	1935	4	5635	Y	N	4103 SW ROSE ST
001	431770	0120	6/16/08	\$460,000	\$411,000	2050	7	1987	3	7388	N	N	4008 SW ORCHARD ST
001	269560	0025	2/9/09	\$443,500	\$416,000	1180	7	1954	4	4494	N	N	3811 SW KENYON ST
001	923890	1230	10/12/09	\$425,000	\$418,000	1270	7	1968	4	5100	N	N	4137 SW IDA ST
001	984230	0490	12/18/09	\$425,000	\$424,000	1260	7	1954	4	5150	N	N	3526 SW THISTLE ST
001	301330	0515	12/28/09	\$425,000	\$425,000	780	7	1975	4	4456	Y	N	4114 SW ROSE ST
001	301330	0645	9/22/09	\$440,000	\$432,000	1300	7	1956	5	6534	Y	N	4118 SW THISTLE ST

Improved Sales Used in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	178150	0076	3/21/08	\$495,000	\$434,000	1700	7	1990	3	4568	Y	N	3755 SW THISTLE ST
001	249020	0076	7/30/08	\$487,000	\$439,000	1320	7	1961	3	4964	N	N	3944 SW AUSTIN ST
001	249020	0275	10/28/09	\$449,975	\$444,000	1230	7	1949	3	5100	Y	N	3927 SW IDA ST
001	112100	0220	5/1/09	\$470,000	\$448,000	870	7	1929	3	6297	Y	N	6754 37TH AVE SW
001	006500	0210	9/14/09	\$465,000	\$455,000	1240	7	1924	5	6417	N	N	6528 37TH AVE SW
001	271910	0380	6/24/09	\$497,900	\$480,000	740	7	1933	5	5900	Y	N	6715 41ST AVE SW
001	271910	0330	4/28/08	\$559,000	\$494,000	900	7	1948	4	6314	Y	N	4005 SW HOLLY ST
001	431920	0855	8/18/09	\$512,500	\$499,000	1170	7	1952	5	9500	Y	N	3712 SW WEBSTER ST
001	984230	0441	12/1/08	\$545,000	\$504,000	1870	7	1972	3	6021	N	N	3514 SW THISTLE ST
001	271660	0100	12/11/09	\$510,000	\$508,000	1390	7	1924	4	10910	Y	N	6746 41ST AVE SW
001	029300	0021	5/28/09	\$540,000	\$518,000	1440	7	1955	4	6384	N	N	7720 39TH AVE SW
001	006500	0390	5/12/09	\$610,000	\$583,000	1550	7	1984	4	6248	Y	N	6512 39TH AVE SW
001	431770	0245	4/23/08	\$678,500	\$599,000	1140	7	1912	5	9120	Y	N	3928 SW OTHELLO ST
001	923890	1240	10/2/09	\$655,050	\$644,000	2260	7	1938	4	10011	N	N	7604 CALIFORNIA AVE SW
001	563750	0083	5/15/09	\$206,000	\$197,000	853	8	2006	3	1100	N	N	6518 B 42ND AVE SW
001	431820	0466	10/2/09	\$335,000	\$329,000	1060	8	2007	3	1230	N	N	7204 B CALIFORNIA AVE SW
001	431820	0440	1/28/08	\$399,000	\$346,000	1090	8	2007	3	1578	N	N	7202 A CALIFORNIA AVE SW
001	431820	0470	1/28/08	\$399,000	\$346,000	1090	8	2007	3	1591	N	N	7204 CALIFORNIA AVE SW
001	431820	0444	2/4/08	\$399,000	\$346,000	1150	8	2007	3	1922	N	N	7200 B CALIFORNIA AVE SW
001	431820	0472	4/1/08	\$399,000	\$351,000	1090	8	2007	3	1586	N	N	7210 B CALIFORNIA AVE SW
001	431820	0474	8/15/08	\$389,000	\$352,000	1140	8	2007	3	2065	N	N	7208 B CALIFORNIA AVE SW
001	431820	0442	4/11/08	\$404,000	\$356,000	1090	8	2007	3	1564	N	N	7202 B CALIFORNIA AVE SW
001	431820	0476	6/12/08	\$399,000	\$356,000	1140	8	2007	3	1901	N	N	7208 A CALIFORNIA AVE SW
001	386990	0036	4/13/09	\$380,000	\$361,000	1140	8	2008	3	814	N	N	4211 SW Holly St.
001	271910	0031	7/31/08	\$405,803	\$366,000	1380	8	2008	3	1522	N	N	6532 A 42ND AVE SW
001	386990	0034	5/7/09	\$385,000	\$368,000	1060	8	2008	3	1382	N	N	4215 SW HOLLY ST
001	271910	0035	3/31/09	\$390,000	\$370,000	1430	8	2008	3	1562	N	N	6530 B 42ND AVE SW
001	386990	0033	5/7/09	\$389,000	\$371,000	1060	8	2008	3	1755	N	N	4219 SW Holly St.
001	563750	0094	7/3/08	\$415,000	\$372,000	1430	8	2008	3	1612	N	N	6528 B 42ND AVE SW
001	563750	0096	8/25/08	\$412,000	\$373,000	1430	8	2008	3	1601	N	N	6528 A 42ND AVE SW
001	431820	0464	8/26/08	\$411,950	\$374,000	1060	8	2007	3	2014	N	N	7204 C CALIFORNIA AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	271910	0033	6/23/08	\$420,000	\$376,000	1380	8	2008	3	1511	N	N	6532 B 42ND AVE SW
001	249320	0445	7/8/09	\$392,500	\$379,000	810	8	1948	4	6400	N	N	8434 40TH AVE SW
001	563750	0090	6/13/08	\$425,000	\$379,000	1380	8	2008	3	1522	N	N	6528 42ND AVE SW
001	271910	0037	7/20/09	\$391,000	\$379,000	1340	8	2008	3	1551	N	N	6530 A 42ND AVE SW
001	431820	0462	5/13/08	\$429,000	\$380,000	1180	8	2007	3	2175	N	N	7206 B CALIFORNIA AVE SW
001	386990	0039	8/22/09	\$390,000	\$380,000	1140	8	2008	3	814	N	N	4217 SW Holly St
001	431820	0460	7/7/08	\$430,000	\$386,000	1180	8	2007	3	1668	N	N	7206 A CALIFORNIA AVE SW
001	269560	0200	6/3/08	\$435,000	\$388,000	1420	8	1951	4	8944	N	N	3519 SW KENYON ST
001	984230	0355	9/11/08	\$445,000	\$405,000	960	8	2005	3	4161	N	N	3734 SW THISTLE ST
001	563750	0092	3/19/08	\$469,950	\$412,000	1380	8	2008	3	1511	N	N	6526 B 42ND AVE SW
001	984230	0195	11/12/08	\$499,000	\$460,000	1190	8	1950	5	5725	N	N	3736 SW ROSE ST
001	923890	1530	5/19/08	\$550,000	\$488,000	2530	8	2001	3	6122	N	N	4102 SW AUSTIN ST
001	271910	0085	1/17/08	\$565,000	\$489,000	1480	8	1958	5	6758	Y	N	6535 41ST AVE SW
001	431920	0235	8/19/08	\$548,000	\$496,000	1850	8	1969	3	13999	Y	N	7228 38TH AVE SW
001	301330	0180	7/24/09	\$525,000	\$509,000	1160	8	1974	4	6359	Y	N	4131 SW MONROE ST
001	249220	0332	1/11/09	\$565,000	\$527,000	1950	8	2008	3	3752	N	N	3701 SW AUSTIN ST
001	301330	0318	5/8/08	\$607,000	\$538,000	1620	8	1995	4	4236	Y	N	4127 SW ELMGROVE ST
001	006500	0135	2/19/08	\$629,500	\$548,000	1430	8	1957	4	6419	Y	N	6517 36TH AVE SW
001	431770	0290	6/27/08	\$650,000	\$582,000	1250	8	1955	5	9500	Y	N	7312 40TH AVE SW
001	431920	0750	3/9/09	\$622,500	\$587,000	2200	8	1991	3	9500	Y	N	3653 SW OTHELLO ST
001	271660	0240	6/17/09	\$660,000	\$635,000	4410	8	1997	3	5000	Y	N	3911 SW WILLOW ST
001	112100	0520	5/21/09	\$675,000	\$646,000	1790	8	1928	5	6570	Y	N	6734 39TH AVE SW
001	431920	0325	9/19/08	\$750,000	\$683,000	2070	8	1946	4	9000	Y	N	7237 36TH AVE SW
001	248920	0095	12/14/09	\$720,000	\$718,000	1230	8	1951	3	7550	Y	N	6915 38TH AVE SW
001	248920	0095	12/15/09	\$720,000	\$718,000	1230	8	1951	3	7550	Y	N	6915 38TH AVE SW
001	248920	0075	1/8/08	\$845,000	\$729,000	1910	8	1993	3	6000	Y	N	3824 SW MYRTLE ST
001	271910	0279	6/23/08	\$1,195,000	\$1,069,000	4480	8	1996	3	6149	Y	N	6708 41ST AVE SW
001	249120	0140	8/22/08	\$541,500	\$491,000	2330	9	2005	3	6427	N	N	8812 37TH AVE SW
001	249020	0410	10/13/09	\$557,000	\$549,000	2400	9	1997	3	5100	Y	N	3933 SW HOLDEN ST
001	249220	0380	12/7/09	\$660,000	\$657,000	2580	9	2008	3	4080	N	N	3741 SW AUSTIN ST
001	271910	0385	11/25/09	\$665,000	\$660,000	2540	9	2005	3	5900	Y	N	6707 41ST AVE SW

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Area 17
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	431920	0015	7/27/09	\$765,000	\$742,000	2810	9	1991	3	9500	Y	N	7124 39TH AVE SW
001	301330	1156	12/4/09	\$747,300	\$743,000	2690	9	2008	3	3857	Y	N	8212 41ST AVE SW
003	025400	0550	11/23/08	\$183,500	\$169,000	880	4	1918	4	5280	N	N	10026 41ST AVE SW
003	025400	0560	3/20/08	\$299,000	\$262,000	960	5	1943	4	5280	N	N	10028 41ST AVE SW
003	745400	0595	5/16/08	\$175,000	\$155,000	670	6	1942	3	6300	N	N	9728 33RD AVE SW
003	745400	0800	3/11/09	\$190,000	\$179,000	740	6	1942	3	6987	Y	N	9730 32ND AVE SW
003	745400	0565	7/29/08	\$210,000	\$189,000	930	6	1942	3	6300	N	N	9826 33RD AVE SW
003	003700	0630	3/19/09	\$208,000	\$197,000	670	6	1937	3	5320	N	N	3740 SW 100TH ST
003	285860	0084	8/14/08	\$230,000	\$208,000	640	6	1941	3	10011	N	N	3609 SW ROXBURY ST
003	745400	0070	4/3/08	\$237,500	\$209,000	670	6	1942	3	6840	N	N	3115 SW ROXBURY ST
003	745400	0045	6/15/09	\$220,000	\$212,000	740	6	1942	3	6840	N	N	3207 SW ROXBURY ST
003	312380	0200	2/23/09	\$230,000	\$216,000	920	6	1947	3	8220	N	N	9822 41ST AVE SW
003	745400	0600	6/30/09	\$240,000	\$232,000	710	6	1942	3	6300	N	N	9722 33RD AVE SW
003	745400	1285	2/22/08	\$267,500	\$233,000	740	6	1942	3	6300	N	N	10107 33RD AVE SW
003	745400	0760	4/9/09	\$249,000	\$236,000	710	6	1942	3	6528	N	N	9834 32ND AVE SW
003	745400	0455	11/6/09	\$240,000	\$237,000	670	6	1942	3	7866	N	N	3311 SW 97TH ST
003	745400	0865	3/12/08	\$271,000	\$237,000	740	6	1942	3	6834	N	N	9807 31ST AVE SW
003	025400	0095	6/23/08	\$275,000	\$246,000	600	6	1930	4	5400	Y	N	10022 44TH AVE SW
003	289560	0680	11/4/09	\$249,900	\$247,000	800	6	1951	3	5192	N	N	4209 SW 102ND ST
003	745400	0540	11/17/09	\$249,250	\$247,000	770	6	1942	3	7560	N	N	3218 SW 100TH ST
003	745400	0405	11/19/09	\$250,000	\$248,000	710	6	1942	3	6300	N	N	9826 34TH AVE SW
003	745400	0920	11/14/08	\$273,000	\$252,000	740	6	1942	3	7564	N	N	9929 31ST AVE SW
003	745400	0375	5/17/08	\$285,000	\$253,000	670	6	1942	3	7490	N	N	3410 SW 100TH ST
003	259530	0320	6/11/08	\$285,000	\$254,000	970	6	1937	3	8400	N	N	3937 SW 97TH ST
003	245840	0120	10/30/09	\$258,000	\$255,000	1140	6	1941	3	6300	N	N	10248 34TH AVE SW
003	935700	0230	9/11/09	\$260,500	\$255,000	940	6	1942	3	4700	N	N	10205 36TH AVE SW
003	950510	0055	8/26/08	\$285,000	\$258,000	850	6	1928	3	8460	N	N	3545 SW 97TH ST
003	289560	0334	10/28/08	\$285,000	\$262,000	700	6	1924	3	5192	N	N	4011 SW 102ND ST
003	289560	0430	6/12/08	\$296,500	\$265,000	810	6	1942	3	5280	N	N	4116 SW 104TH ST
003	745400	0560	7/24/08	\$310,000	\$279,000	1000	6	1942	3	6300	N	N	9832 33RD AVE SW
003	245840	0280	7/6/09	\$292,500	\$283,000	1350	6	1953	3	9000	N	N	10209 31ST AVE SW

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Area 17
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	003700	0440	6/13/08	\$320,000	\$286,000	910	6	1971	3	5320	N	N	3512 SW 100TH ST
003	745400	1360	12/8/08	\$316,000	\$293,000	1110	6	1942	3	6650	N	N	3403 SW 100TH ST
003	025400	0455	6/9/09	\$317,500	\$305,000	1430	6	1924	3	5320	N	N	10043 41ST AVE SW
003	025400	0795	9/9/08	\$336,000	\$306,000	1250	6	1947	3	9372	N	N	10013 39TH AVE SW
003	259530	0315	3/6/09	\$339,950	\$321,000	1090	6	1932	5	8400	N	N	3943 SW 97TH ST
003	249120	1115	2/26/08	\$372,500	\$325,000	840	6	1944	3	6000	N	N	3616 SW ROXBURY ST
003	285860	0078	7/28/08	\$370,000	\$333,000	1460	6	1930	3	6784	N	N	3617 SW ROXBURY ST
003	025400	0265	11/23/09	\$343,000	\$340,000	1200	6	1939	3	5303	N	N	10034 CALIFORNIA AVE SW
003	245840	0330	6/20/08	\$425,000	\$380,000	1010	6	1904	4	6900	Y	N	10271 32ND AVE SW
003	935700	0190	4/13/09	\$406,250	\$386,000	1460	6	1942	3	6000	N	N	10220 36TH AVE SW
003	003700	0554	1/23/09	\$432,000	\$404,000	1560	6	2000	3	9310	N	N	3721 SW 99TH ST
003	249120	1017	3/20/08	\$269,000	\$236,000	720	7	2007	3	871	N	N	9243 B 35TH AVE SW
003	932280	0325	5/18/09	\$255,000	\$244,000	1320	7	1950	3	8645	N	N	10414 MARINE VIEW DR SW
003	249120	1013	3/20/08	\$279,000	\$245,000	730	7	2007	3	1193	N	N	9243 A 35TH AVE SW
003	249120	1019	3/20/08	\$279,000	\$245,000	730	7	2007	3	1202	N	N	9243 C 35TH AVE SW
003	249120	1296	4/25/08	\$284,000	\$251,000	780	7	2007	3	945	N	N	9415 B 35TH AVE SW
003	289560	0165	4/22/08	\$285,000	\$252,000	1070	7	1966	3	4956	N	N	3907 SW 102ND ST
003	249120	1297	1/10/08	\$299,950	\$259,000	780	7	2007	3	1306	N	N	9415 C 35TH AVE SW
003	003700	0100	6/15/09	\$269,950	\$260,000	1060	7	1965	3	5320	N	N	3724 SW 99TH ST
003	249120	1295	3/7/08	\$299,000	\$261,000	780	7	2007	3	1293	N	N	9415 A 35TH AVE SW
003	025400	0260	6/18/08	\$295,000	\$264,000	840	7	1937	4	5297	N	N	10030 CALIFORNIA AVE SW
003	745400	1275	6/20/09	\$285,000	\$274,000	1090	7	1942	3	6300	N	N	10025 33RD AVE SW
003	249120	1298	1/28/08	\$319,950	\$277,000	1000	7	2007	3	1393	N	N	9417 B 35TH AVE SW
003	249120	1299	2/5/08	\$320,000	\$278,000	1000	7	2007	3	1020	N	N	9417 A 35TH AVE SW
003	935700	0470	8/12/09	\$287,500	\$280,000	860	7	1950	3	5300	N	N	10221 37TH AVE SW
003	251840	0047	2/20/09	\$310,000	\$292,000	1350	7	1937	3	9954	N	N	10425 35TH AVE SW
003	935700	0010	2/20/09	\$312,500	\$294,000	1110	7	1938	3	4200	N	N	10205 35TH AVE SW
003	811860	0330	10/7/09	\$300,000	\$295,000	940	7	1953	3	7980	N	N	10420 40TH AVE SW
003	935700	0170	10/22/09	\$302,000	\$298,000	1040	7	1942	3	6000	N	N	10230 36TH AVE SW
003	251840	0030	10/9/09	\$305,000	\$300,000	1200	7	1948	3	7850	N	N	3528 SW 105TH ST
003	025400	0670	5/23/08	\$344,000	\$306,000	1200	7	1948	5	5240	N	N	10002 40TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	745400	1350	9/10/09	\$325,000	\$318,000	1090	7	1942	3	7420	N	N	3419 SW 100TH ST
003	935700	1065	6/22/09	\$329,950	\$318,000	1370	7	1951	3	5940	N	N	10208 39TH AVE SW
003	289560	0085	7/23/09	\$334,500	\$324,000	920	7	1951	3	5368	N	N	3920 SW 104TH ST
003	190960	0006	1/1/09	\$350,000	\$326,000	1530	7	1950	3	7200	N	N	10015 35TH AVE SW
003	312380	0120	4/4/08	\$375,000	\$330,000	1500	7	1950	3	8556	N	N	9822 42ND AVE SW
003	245840	0370	8/10/09	\$340,000	\$331,000	1100	7	1953	3	5922	N	N	3115 SW 103RD ST
003	259780	0155	8/19/08	\$370,000	\$335,000	1580	7	1952	3	10512	N	N	9368 FOREST CT SW
003	190960	0151	10/12/09	\$342,500	\$337,000	1010	7	1952	3	6528	N	N	10022 39TH AVE SW
003	285860	0006	5/15/08	\$379,950	\$337,000	1200	7	1952	4	7200	N	N	9702 37TH AVE SW
003	312380	0020	5/5/08	\$382,500	\$339,000	1070	7	1964	3	8060	N	N	9822 CALIFORNIA AVE SW
003	935700	0925	4/10/08	\$389,000	\$343,000	960	7	1950	3	6000	N	N	10235 38TH AVE SW
003	249120	1145	5/19/08	\$397,500	\$353,000	870	7	1950	3	6300	N	N	9443 36TH AVE SW
003	811860	0043	9/2/08	\$397,000	\$361,000	980	7	1933	4	7980	N	N	10450 CALIFORNIA AVE SW
003	249120	1100	3/26/08	\$422,500	\$371,000	1040	7	1961	4	6300	N	N	9434 37TH AVE SW
003	935700	0115	7/13/09	\$417,000	\$403,000	960	7	1966	3	3800	N	N	10262 36TH AVE SW
003	025400	0525	6/25/09	\$420,000	\$405,000	1190	7	1967	3	6026	N	N	4025 SW 100TH ST
003	190960	0171	10/3/08	\$460,000	\$420,000	1340	7	1996	3	7200	N	N	3804 SW 102ND ST
003	025400	0205	7/15/09	\$450,000	\$436,000	1470	7	1925	4	7200	N	N	10009 CALIFORNIA AVE SW
003	249120	1280	7/16/09	\$296,000	\$287,000	1060	8	2004	3	1311	N	N	9433 B 35TH AVE SW
003	249120	1015	3/20/08	\$350,000	\$307,000	820	8	1961	4	2707	N	N	9245 35TH AVE SW
003	025400	0325	11/13/09	\$425,000	\$421,000	2310	8	2003	3	5297	N	N	10029 42ND AVE SW
003	003700	0175	2/19/08	\$528,486	\$460,000	2500	8	2007	3	5320	N	N	3539 SW 98TH ST
003	025400	0241	12/10/08	\$505,000	\$468,000	2220	8	2006	3	5279	N	N	10016 CALIFORNIA AVE SW
003	289560	0556	8/6/09	\$495,000	\$481,000	2220	8	2006	3	5332	N	N	10234 CALIFORNIA AVE SW
003	025400	0100	1/17/08	\$582,000	\$503,000	2220	8	1926	4	5453	Y	N	10030 44TH AVE SW
003	312380	0090	10/20/09	\$510,000	\$503,000	2110	8	1997	3	8060	N	N	9821 42ND AVE SW
003	935700	1035	3/11/08	\$575,000	\$503,000	1620	8	2006	3	5700	N	N	10230 39TH AVE SW
003	022303	9331	4/10/08	\$550,000	\$484,000	2090	9	1994	3	7345	Y	N	10447 35TH AVE SW
003	025400	0330	11/10/09	\$510,000	\$505,000	2510	9	2008	3	5297	N	N	10025 42ND AVE SW
003	022303	9246	9/18/09	\$635,000	\$622,000	3270	9	2003	3	7252	N	N	3528 SW 106TH ST
004	022303	9178	7/9/08	\$299,000	\$268,000	880	5	1944	3	5058	N	N	4420 SW 101ST ST

Improved Sales Used in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	248820	0025	3/19/08	\$349,000	\$306,000	820	5	1924	4	4000	N	N	4328 SW CONCORD ST
004	352403	9228	3/24/09	\$299,950	\$284,000	580	6	1930	3	3441	N	N	4613 SW MONROE ST
004	109000	0080	6/3/08	\$330,000	\$294,000	1090	6	1914	3	4200	N	N	4445 SW KENYON PL
004	003400	1875	1/2/08	\$363,000	\$313,000	810	6	1941	3	4320	Y	N	8229 CALIFORNIA AVE SW
004	352403	9119	2/6/09	\$340,000	\$319,000	860	6	1930	3	5028	N	N	8002 FAUNTLEROY WAY SW
004	248770	0240	12/3/09	\$327,000	\$325,000	850	6	1944	3	5050	N	N	4535 SW DIRECTOR ST
004	109000	0020	8/24/09	\$362,500	\$354,000	1120	6	1926	3	4200	N	N	4452 SW KENYON PL
004	003400	1706	10/21/08	\$490,000	\$449,000	660	6	1942	5	7240	Y	N	8027 CALIFORNIA AVE SW
004	176960	0276	2/19/08	\$517,000	\$450,000	1350	6	1962	3	8910	Y	N	3526 SW 112TH ST
004	632900	0560	10/23/08	\$299,950	\$275,000	960	7	1947	3	8100	N	N	3611 SW 112TH ST
004	710000	0260	5/7/08	\$312,000	\$276,000	1160	7	1948	3	8844	N	N	3504 SW 108TH ST
004	710000	0115	3/5/08	\$345,000	\$301,000	870	7	1948	4	8308	N	N	3706 SW 107TH ST
004	632900	0445	2/18/08	\$355,000	\$309,000	1010	7	1947	3	8640	N	N	11223 37TH AVE SW
004	012303	9368	4/16/08	\$353,165	\$311,000	1220	7	1989	3	7488	N	N	3319 SW 106TH ST
004	632900	0690	10/6/09	\$323,000	\$318,000	1280	7	1985	4	8100	Y	N	3559 SW OCEAN VIEW DR
004	710000	0050	6/22/09	\$329,950	\$318,000	870	7	1948	3	8308	N	N	3707 SW 106TH ST
004	038700	0135	4/23/08	\$369,950	\$327,000	1120	7	1954	3	7000	N	N	11311 32ND AVE SW
004	259420	0485	9/15/09	\$333,500	\$327,000	770	7	1948	2	7200	N	N	9839 CALIFORNIA AVE SW
004	632900	0435	6/23/09	\$340,000	\$328,000	1320	7	1947	4	9180	N	N	11211 37TH AVE SW
004	632900	0550	12/2/09	\$332,000	\$330,000	1080	7	1947	4	9034	N	N	3623 SW 112TH ST
004	809840	0145	1/3/08	\$385,000	\$332,000	910	7	1943	4	6600	N	N	4115 SW 106TH ST
004	012303	9262	6/18/08	\$385,000	\$344,000	1220	7	1942	4	10672	N	N	10858 31ST AVE SW
004	038700	0100	4/1/08	\$392,000	\$345,000	1440	7	1954	5	7140	N	N	3215 SW 113TH ST
004	248720	0780	3/11/08	\$400,000	\$350,000	1100	7	1960	3	3300	N	N	9315 45TH AVE SW
004	012303	9535	9/11/08	\$390,000	\$355,000	1350	7	1989	3	9000	N	N	10852 35TH AVE SW
004	038700	0200	8/18/09	\$365,000	\$356,000	1080	7	1954	3	6000	N	N	3213 SW 114TH ST
004	248820	0373	9/22/08	\$397,000	\$362,000	1110	7	2008	3	1163	N	N	9002 45TH AVE SW
004	248820	0371	7/24/08	\$405,000	\$365,000	1110	7	2008	3	1430	N	N	9000 45TH AVE SW
004	248720	0586	7/25/08	\$410,000	\$369,000	820	7	1949	3	5400	Y	N	9430 45TH AVE SW
004	431570	0577	1/21/09	\$395,000	\$369,000	1380	7	2004	3	1669	N	N	7321 B 47TH AVE SW
004	721500	0030	2/1/08	\$430,000	\$373,000	1250	7	1963	4	7383	N	N	11042 MARINE VIEW PL SW

Improved Sales Used in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	923890	0866	3/21/08	\$427,000	\$374,000	810	7	1944	3	5248	N	N	4308 SW PORTLAND ST
004	916910	0170	3/26/09	\$405,000	\$383,000	1120	7	1952	3	5000	N	N	8651 46TH AVE SW
004	678420	0075	10/3/08	\$420,000	\$384,000	1360	7	1948	3	6118	Y	N	10233 44TH AVE SW
004	012303	9564	4/14/08	\$437,000	\$385,000	1150	7	1965	4	7656	N	N	3004 SW 110TH ST
004	678420	0085	2/21/08	\$443,500	\$386,000	1160	7	1961	3	6313	Y	N	10219 44TH AVE SW
004	923890	0005	5/14/09	\$405,000	\$387,000	1120	7	1956	3	5915	N	N	4503 SW WEBSTER ST
004	248820	0295	2/13/08	\$448,000	\$390,000	850	7	1950	3	6900	Y	N	9029 CALIFORNIA AVE SW
004	916960	0245	5/1/08	\$449,950	\$398,000	1500	7	1942	4	6600	Y	N	8636 FAUNTLEROY PL SW
004	248770	0025	7/24/08	\$453,000	\$408,000	1250	7	1963	3	5000	N	N	4526 SW CONCORD ST
004	025400	0055	9/11/09	\$423,000	\$414,000	1000	7	1940	4	6032	Y	N	4408 SW 102ND ST
004	432220	0095	12/2/09	\$424,000	\$422,000	890	7	1915	3	4975	N	N	4555 SW OTHELLO ST
004	432220	0185	11/19/09	\$427,000	\$424,000	870	7	1929	5	5350	N	N	7312 BLAKE PL SW
004	126150	0110	3/25/08	\$484,000	\$425,000	1540	7	1962	3	7370	N	N	10645 34TH AVE SW
004	248820	0375	7/9/08	\$486,000	\$436,000	1460	7	2008	3	2415	N	N	4417 SW HENDERSON ST
004	126150	0090	11/20/09	\$450,000	\$446,000	1680	7	1963	3	7656	N	N	3410 SW 108TH ST
004	916910	0010	7/31/09	\$465,000	\$451,000	1330	7	1937	3	3402	N	N	8416 FAUNTLEROY WAY SW
004	248720	0976	5/29/08	\$508,500	\$453,000	1540	7	1946	4	9000	N	N	9215 47TH AVE SW
004	923890	0560	2/27/09	\$481,500	\$453,000	1210	7	1938	3	8950	Y	N	7721 44TH AVE SW
004	432220	0135	12/10/09	\$457,618	\$456,000	1090	7	1971	4	3850	N	N	7323 BLAKE PL SW
004	029000	0060	12/10/09	\$465,000	\$463,000	1290	7	1947	2	7200	Y	N	4100 SW 109TH ST
004	249320	0030	3/21/08	\$560,000	\$491,000	1540	7	1926	4	5003	Y	N	8418 CALIFORNIA AVE SW
004	131530	0075	3/12/08	\$580,000	\$508,000	1270	7	1924	5	4960	Y	N	7338 44TH AVE SW
004	248720	1105	9/14/09	\$525,000	\$514,000	1780	7	1926	4	5354	N	N	4603 SW WILDWOOD PL
004	176960	0098	6/10/08	\$585,000	\$522,000	1050	7	1973	3	8513	Y	N	3716 SW 110TH ST
004	248720	0636	6/17/09	\$555,000	\$534,000	1450	7	1963	4	9216	Y	N	9401 KILBOURNE CT SW
004	234680	0061	6/5/08	\$600,000	\$535,000	1060	7	1908	3	13818	Y	N	9628 50TH AVE SW
004	432220	0191	8/25/09	\$549,000	\$536,000	990	7	1953	3	6206	N	N	7322 BLAKE PL SW
004	916960	0215	11/12/09	\$545,000	\$540,000	1790	7	1976	3	13000	Y	N	8612 FAUNTLEROY PL SW
004	259420	0231	12/22/09	\$550,000	\$549,000	1260	7	1942	5	9299	Y	N	9841 45TH AVE SW
004	248770	0165	12/1/08	\$635,000	\$587,000	2470	7	1994	3	5000	N	N	4539 SW CONCORD ST
004	923890	0815	10/19/09	\$630,000	\$621,000	1640	7	1926	4	4788	Y	N	7616 44TH AVE SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	923890	0765	11/5/09	\$705,000	\$697,000	1810	7	2002	3	4200	Y	N	7567 CALIFORNIA AVE SW
004	234680	0340	10/22/09	\$775,000	\$765,000	3310	7	1917	4	15600	Y	N	9670 48TH AVE SW
004	234680	0553	3/14/08	\$1,630,000	\$1,427,000	2455	7	1980	4	12584	Y	Y	9827 51ST AVE SW
004	248820	0410	5/15/08	\$334,319	\$297,000	1650	8	1956	3	6660	N	N	9011 44TH AVE SW
004	511900	0020	8/12/09	\$324,950	\$316,000	1250	8	1960	3	7260	N	N	10811 32ND AVE SW
004	248820	0457	7/24/08	\$374,000	\$337,000	1140	8	2006	3	1247	N	N	9124 B 45TH AVE SW
004	338840	0015	7/15/09	\$350,000	\$339,000	2000	8	1960	3	12160	N	N	11050 36TH AVE SW
004	248770	0264	2/12/08	\$410,500	\$357,000	1140	8	2007	3	1398	N	N	9107 45TH AVE SW
004	248820	0460	7/15/09	\$370,000	\$358,000	1140	8	2006	3	1265	N	N	9130 B 45TH AVE SW
004	248770	0274	3/10/08	\$417,000	\$365,000	1140	8	2007	3	1452	N	N	9115 45TH AVE SW
004	248770	0266	5/6/08	\$419,000	\$371,000	1140	8	2007	3	1403	N	N	9113 45TH AVE SW
004	248770	0262	1/29/08	\$431,000	\$374,000	1140	8	2007	3	1261	N	N	4501 SW DIRECTOR ST
004	432250	0055	8/10/09	\$385,000	\$375,000	1390	8	1954	3	5428	N	N	7722 FAUNTLEROY WAY SW
004	248470	0015	1/9/09	\$406,000	\$379,000	1520	8	1955	3	6000	N	N	8841 41ST AVE SW
004	003400	1246	5/19/08	\$435,000	\$386,000	1240	8	1962	3	5320	Y	N	4525 SW HEMLOCK WAY
004	923890	0400	7/16/09	\$405,000	\$392,000	1360	8	1954	3	6360	N	N	7818 FAUNTLEROY WAY SW
004	012303	9478	3/25/09	\$420,000	\$398,000	2796	8	1995	3	11250	N	N	10860 35TH AVE SW
004	571500	0025	10/3/08	\$435,000	\$398,000	1750	8	1952	4	8512	N	N	3815 SW 107TH ST
004	923890	0505	2/27/08	\$462,510	\$404,000	1440	8	1963	3	7500	N	N	7728 45TH AVE SW
004	028700	0095	5/18/09	\$425,000	\$407,000	1460	8	1953	3	6000	Y	N	3962 SW ARROYO DR
004	248420	0085	7/22/09	\$424,250	\$411,000	1160	8	1953	3	5917	N	N	4028 SW TRENTON ST
004	511900	0040	12/8/09	\$417,000	\$415,000	1350	8	1961	3	7260	N	N	10823 32ND AVE SW
004	571500	0010	8/21/09	\$431,000	\$420,000	1500	8	1953	3	9108	Y	N	10716 39TH AVE SW
004	511901	0010	1/29/09	\$460,000	\$431,000	1590	8	1979	3	7395	N	N	10832 31ST AVE SW
004	923890	0845	5/16/08	\$486,000	\$431,000	1220	8	1942	3	4998	Y	N	7702 44TH AVE SW
004	511900	0140	6/5/08	\$490,000	\$437,000	1270	8	1960	3	7260	N	N	10830 34TH AVE SW
004	432250	0060	5/19/08	\$495,000	\$440,000	1280	8	1954	3	5900	N	N	7716 FAUNTLEROY WAY SW
004	248370	0045	9/2/09	\$470,000	\$459,000	1130	8	1953	3	7400	N	N	8806 42ND AVE SW
004	248420	0140	8/31/09	\$470,000	\$459,000	1210	8	1954	3	11700	N	N	8702 40TH AVE SW
004	176960	0148	1/30/08	\$530,000	\$460,000	1760	8	2000	3	7711	Y	N	10831 35TH AVE SW
004	923890	0936	5/4/09	\$510,000	\$487,000	1320	8	1954	3	5920	Y	N	7801 CALIFORNIA AVE SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	916960	0051	1/12/09	\$525,000	\$490,000	1360	8	1987	3	8916	N	N	8462 TILlicum RD SW
004	432270	0035	2/6/08	\$570,000	\$495,000	1300	8	1958	4	6240	N	N	7803 45TH AVE SW
004	916960	0181	1/12/09	\$530,000	\$495,000	1200	8	1958	4	9497	Y	N	8423 TILlicum RD SW
004	248470	0155	2/5/08	\$575,000	\$499,000	1370	8	1954	3	6000	Y	N	8824 40TH AVE SW
004	432270	0055	4/25/08	\$585,000	\$517,000	1490	8	1958	3	6336	N	N	7754 46TH AVE SW
004	176960	0099	2/14/08	\$600,000	\$522,000	2350	8	2006	3	7662	N	N	3714 SW 110TH ST
004	248320	0070	5/19/08	\$590,000	\$524,000	1560	8	1951	3	6600	Y	N	9038 40TH AVE SW
004	248320	0010	7/8/09	\$575,000	\$556,000	1340	8	1955	4	6000	Y	N	9009 39TH AVE SW
004	003400	1188	7/22/08	\$620,000	\$558,000	1840	8	1981	3	6250	Y	N	4435 SW ROSE ST
004	790220	0071	10/6/09	\$570,300	\$561,000	1500	8	1952	4	11700	Y	N	10740 MARINE VIEW DR SW
004	790220	0042	2/7/08	\$650,950	\$565,000	1550	8	1976	3	7500	Y	N	4119 SW 107TH ST
004	178150	0510	11/24/09	\$569,600	\$566,000	1650	8	1957	3	6000	Y	N	8622 39TH AVE SW
004	248320	0085	8/27/09	\$599,000	\$585,000	1480	8	1954	3	6600	Y	N	9020 40TH AVE SW
004	112303	9021	11/18/09	\$605,000	\$600,000	2280	8	1941	4	7900	Y	N	11609 MARINE VIEW DR SW
004	916910	0085	6/22/09	\$625,000	\$602,000	1760	8	1931	4	5600	Y	N	8602 FAUNTLEROY WAY SW
004	632900	0370	1/24/08	\$700,000	\$606,000	2024	8	2000	3	8100	Y	N	11266 MARINE VIEW DR SW
004	790220	0100	5/20/08	\$700,000	\$622,000	1730	8	1957	4	7500	Y	N	3925 SW 107TH ST
004	248320	0170	8/22/08	\$695,000	\$630,000	1190	8	1956	3	5580	Y	N	9021 40TH AVE SW
004	029000	0300	7/31/08	\$700,000	\$631,000	1170	8	1947	3	8000	Y	N	3927 SW 109TH ST
004	248370	0035	10/29/08	\$689,000	\$633,000	1230	8	1955	3	10300	Y	N	4052 SW HENDERSON ST
004	003400	1855	7/16/08	\$710,000	\$638,000	2660	8	1996	3	4320	Y	N	8309 CALIFORNIA AVE SW
004	379900	0025	9/15/09	\$660,000	\$647,000	1290	8	1954	3	8107	Y	N	11057 MARINE VIEW DR SW
004	028700	0100	11/2/09	\$668,000	\$660,000	1320	8	1955	3	6240	Y	N	3917 SW ARROYO CT
004	259420	0580	10/1/09	\$680,000	\$668,000	2520	8	2006	3	6480	N	N	9655 CALIFORNIA AVE SW
004	248720	0235	4/22/08	\$895,000	\$790,000	2810	8	2006	3	4500	Y	N	9282 44TH AVE SW
004	249320	0125	3/11/08	\$940,000	\$822,000	1920	8	1995	3	7600	Y	N	8467 42ND AVE SW
004	029000	0190	5/6/08	\$1,195,000	\$1,058,000	3070	8	1958	5	21000	Y	N	10819 44TH AVE SW
004	248720	1285	6/16/08	\$1,475,000	\$1,318,000	2510	8	1920	5	9500	Y	Y	9207 FAUNTLEROY WAY SW
004	932280	0025	6/11/09	\$1,749,000	\$1,682,000	1260	8	1988	4	16410	Y	Y	10411 MAPLEWOOD PL SW
004	790220	0030	11/11/09	\$502,000	\$497,000	1660	9	1961	4	7500	Y	N	4125 SW 107TH ST
004	790220	0015	7/10/09	\$575,000	\$556,000	1820	9	1948	4	15570	Y	N	10662 MARINE VIEW DR SW

Improved Sales Used in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	003400	1337	7/22/08	\$630,000	\$567,000	2110	9	2004	3	3832	N	N	4514 SW HEMLOCK WAY
004	249120	0525	10/16/09	\$655,000	\$645,000	2350	9	1979	3	6533	Y	N	9002 39TH AVE SW
004	248500	0220	7/10/09	\$715,000	\$691,000	1740	9	1961	3	15300	Y	N	8566 FAUNTLEE CREST SW
004	022303	9333	2/11/08	\$800,000	\$696,000	2820	9	2007	3	5026	Y	N	4436 SW 101ST ST
004	234680	0230	12/1/09	\$760,000	\$756,000	2350	9	1991	3	9865	Y	N	9803 49TH AVE SW
004	259780	0070	5/27/09	\$790,000	\$757,000	2600	9	2007	3	12861	N	N	9270 CALIFORNIA AVE SW
004	248820	0240	8/7/09	\$800,000	\$778,000	1940	9	2008	3	6000	Y	N	4402 SW HENDERSON ST
004	923890	0912	3/17/09	\$827,500	\$782,000	2780	9	2002	3	5481	Y	N	7810 44TH AVE SW
004	249320	0100	8/13/09	\$830,000	\$808,000	2330	9	1993	3	7600	Y	N	8447 42ND AVE SW
004	916910	0260	2/22/08	\$977,500	\$852,000	2630	9	2000	3	5000	Y	N	8644 46TH AVE SW
004	248820	0180	10/20/09	\$900,000	\$888,000	2960	9	2004	3	8000	Y	N	4303 SW CONCORD ST
004	352403	9159	5/14/08	\$1,079,000	\$957,000	2020	9	1952	3	22600	Y	N	9369 FAUNTLEROY WAY SW
004	259420	0245	6/6/08	\$1,175,000	\$1,047,000	1880	9	2007	3	10927	Y	N	9853 45TH AVE SW
004	028400	0015	7/8/08	\$1,337,000	\$1,200,000	1570	9	1947	4	21386	Y	Y	11027 ARROYO BEACH PL SW
004	198120	0150	4/14/08	\$1,410,000	\$1,243,000	2950	9	1911	3	9268	Y	Y	7045 BEACH DR SW
004	022303	9330	5/5/09	\$905,000	\$864,000	3250	10	2004	3	5093	Y	N	10120 MARINE VIEW DR SW
004	249120	0431	6/30/08	\$1,290,670	\$1,156,000	2120	10	2008	3	5300	Y	N	8830 39TH AVE SW
004	028700	0055	10/28/09	\$1,300,000	\$1,284,000	1720	10	1976	4	21960	Y	N	3931 SW ARROYO DR
004	916960	0305	4/8/08	\$1,500,000	\$1,320,000	3700	10	2004	3	7263	Y	N	4303 SW DONOVAN ST
004	198120	0162	8/5/08	\$1,500,000	\$1,354,000	1500	10	2006	3	18665	Y	Y	7053 BEACH DR SW
004	932280	0010	8/19/08	\$1,700,000	\$1,539,000	1920	10	1988	3	14960	Y	Y	10405 MAPLEWOOD PL SW
004	234680	0080	2/6/08	\$1,422,000	\$1,235,000	4430	12	1992	4	12474	N	N	5032 SW 97TH ST
004	352403	9117	4/29/09	\$3,850,000	\$3,670,000	5610	12	1922	4	109335	Y	N	9343 FAUNTLEROY WAY SW

Improved Sales Removed from this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	006500	0210	8/25/09	\$465,000	RELOCATION - SALE TO SERVICE
001	006500	0260	10/9/08	\$685,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	029300	0058	7/8/09	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	029300	0165	2/15/08	\$132,159	QUIT CLAIM DEED
001	112100	0048	9/19/08	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	178200	0075	2/8/08	\$161,317	QUIT CLAIM DEED
001	178200	0250	8/21/08	\$140,343	QUIT CLAIM DEED
001	249020	0070	11/13/08	\$525,000	CORPORATE AFFILIATES
001	249120	0250	6/22/09	\$322,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	249120	0740	12/25/09	\$180,000	OBSOLESCENCE CODED
001	249220	0020	8/12/09	\$211,715	RELATED PARTY, FRIEND, OR NEIGHBOR
001	249220	0115	8/18/08	\$68,750	QUIT CLAIM DEED
001	249220	0205	6/10/09	\$183,090	QUIT CLAIM DEED
001	249220	0940	10/19/09	\$260,000	GOVERNMENT AGENCY
001	249320	0395	2/13/08	\$1,355,000	DIAGNOSTIC OUTLIER
001	249320	0535	4/15/08	\$308,000	PERCENT COMPLETE CODED
001	262403	9110	5/22/09	\$522,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	262403	9112	9/19/08	\$659,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	269560	0150	9/3/09	\$288,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	269560	0207	1/23/09	\$199,424	QUIT CLAIM DEED
001	269560	0345	9/3/09	\$249,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	271660	0130	10/13/08	\$74,906	QUIT CLAIM DEED
001	271910	0080	5/23/08	\$995,000	DIAGNOSTIC OUTLIER
001	271910	0279	6/3/08	\$1,195,000	RELOCATION - SALE TO SERVICE
001	301330	0288	8/26/09	\$361,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	301330	0610	2/5/08	\$267,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	301330	0895	10/6/09	\$305,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	301330	0945	5/7/08	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	301330	0980	10/14/08	\$128,000	DOR RATIO
001	301330	0980	10/14/08	\$250,000	SEGREGATION AND/OR MERGER
001	301330	1155	3/14/08	\$425,000	SEGREGATION AND/OR MERGER
001	301330	1165	3/20/08	\$212,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
001	301330	1252	9/24/09	\$715,000	PERCENT COMPLETE CODED
001	301330	1254	3/14/08	\$425,000	SEGREGATION AND/OR MERGER
001	352590	0056	8/15/08	\$405,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	386990	0162	5/28/08	\$329,950	RELOCATION - SALE TO SERVICE
001	431820	0205	1/8/08	\$261,536	QUIT CLAIM DEED
001	431820	0205	1/9/08	\$418,200	BANKRUPTCY - RECEIVER OR TRUSTEE
001	431920	0045	11/24/09	\$275,000	QUIT CLAIM DEED
001	431920	0325	9/19/08	\$750,000	RELOCATION - SALE TO SERVICE
001	431920	0582	12/22/08	\$113,000	DOR RATIO
001	431920	0710	2/5/09	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	923890	1115	1/20/09	\$185,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	984230	0305	5/28/09	\$328,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	984230	0665	9/17/09	\$384,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	003700	0200	10/1/08	\$298,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	003700	0554	12/11/08	\$422,000	RELOCATION - SALE TO SERVICE
003	004900	0006	7/15/09	\$314,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	025400	0460	9/23/08	\$279,000	UNFINISHED AREA CODED
003	190960	0006	4/30/08	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	245840	0120	3/26/08	\$340,000	DIAGNOSTIC OUTLIER
003	245840	0120	6/12/09	\$365,691	NO MARKET EXPOSURE
003	245840	0325	5/13/09	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	251840	0035	6/3/08	\$141,000	QUIT CLAIM DEED
003	259530	0315	11/13/08	\$250,500	NO MARKET EXPOSURE
003	259780	0120	12/16/08	\$435,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	289560	0214	7/2/09	\$278,000	GOVERNMENT AGENCY
003	312380	0075	5/6/09	\$232,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	745400	0010	8/19/09	\$258,000	EXEMPT FROM EXCISE TAX
003	745400	0420	4/17/08	\$265,000	GOVERNMENT AGENCY
003	745400	0515	9/14/09	\$192,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	745400	0590	10/20/09	\$120,000	DOR RATIO
003	745400	0605	4/21/08	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	745400	0720	5/7/08	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	745400	0870	11/19/09	\$125,000	DIAGNOSTIC OUTLIER
003	745400	1110	2/28/08	\$389,950	NO MARKET EXPOSURE
003	745400	1350	4/7/08	\$96,313	QUIT CLAIM DEED
003	935700	0190	4/13/09	\$406,250	RELOCATION - SALE TO SERVICE
003	935700	0295	8/3/09	\$182,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	950510	0025	10/6/08	\$100,000	QUIT CLAIM DEED
004	003400	1246	10/15/09	\$106,448	QUIT CLAIM DEED
004	003400	1575	6/10/08	\$728,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	003400	1655	4/21/09	\$660,000	DIAGNOSTIC OUTLIER
004	003400	1655	12/5/08	\$660,000	RELOCATION - SALE TO SERVICE
004	012303	9256	4/4/08	\$503,600	EXEMPT FROM EXCISE TAX
004	012303	9256	4/4/08	\$503,603	EXEMPT FROM EXCISE TAX
004	012303	9272	9/3/09	\$217,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	012303	9335	4/6/09	\$249,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	012303	9367	3/18/08	\$122,853	QUIT CLAIM DEED
004	012303	9564	11/14/08	\$51,000	QUIT CLAIM DEED
004	022303	9170	12/29/08	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	022303	9178	3/19/08	\$250,000	SEGREGATION AND/OR MERGER
004	022303	9330	11/25/08	\$905,000	RELOCATION - SALE TO SERVICE
004	022303	9333	8/12/09	\$680,000	DIAGNOSTIC OUTLIER
004	022303	9333	8/15/09	\$680,000	RELOCATION - SALE TO SERVICE
004	028700	0150	12/1/09	\$515,000	UNFINISHED AREA CODED
004	176960	0064	6/11/09	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	234680	0003	7/15/09	\$577,500	RELATED PARTY, FRIEND, OR NEIGHBOR
004	234680	0161	10/23/08	\$1,500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	234680	0481	11/12/08	\$750,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	248320	0175	2/12/08	\$675,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	248370	0020	11/11/08	\$625,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	248420	0080	10/21/08	\$440,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	248500	0201	1/14/09	\$370,000	QUIT CLAIM DEED
004	248720	0735	7/15/08	\$415,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	248720	1356	1/22/09	\$600,000	NO MARKET EXPOSURE
004	249120	0545	8/22/08	\$569,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	249120	0551	5/21/08	\$442,000	OBSOLESCENCE CODED
004	251050	0045	9/18/09	\$300,000	DIAGNOSTIC OUTLIER
004	259420	0026	12/17/09	\$475,000	OBSOLESCENCE CODED
004	259420	0225	2/17/09	\$625,000	OBSOLESCENCE CODED
004	259420	0290	6/9/08	\$99,194	QUIT CLAIM DEED
004	259420	0465	10/6/08	\$452,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	259530	0015	12/4/09	\$220,000	NO MARKET EXPOSURE
004	259530	0055	6/19/08	\$705,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	352403	9169	5/6/09	\$468,000	DIAGNOSTIC OUTLIER
004	511900	0240	2/20/08	\$313,500	RELATED PARTY, FRIEND, OR NEIGHBOR
004	571500	0030	7/23/09	\$325,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	884530	0005	7/7/09	\$928,000	DIAGNOSTIC OUTLIER
004	916910	0040	8/30/08	\$393,552	EXEMPT FROM EXCISE TAX
004	916960	0185	12/24/09	\$525,000	DIAGNOSTIC OUTLIER
004	923890	0006	5/9/09	\$574,950	DIAGNOSTIC OUTLIER
004	923890	0840	6/30/09	\$366,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	932280	0270	12/1/09	\$640,000	UNFINISHED AREA CODED
004	932280	0340	3/17/08	\$1,200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Vacant Sales Used in this Annual Update Analysis
Area 17***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
004	022303	9028	09/22/2008	\$ 860,000	13685	Y	N
004	022303	9154	09/24/2008	\$ 75,000	14030	Y	N

***Vacant Sales Removed from this Annual Update Analysis
Area 17***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	301330	1175	10/06/2009	\$ 95,000	QUIT CLAIM DEED;
004	022303	9029	05/15/2008	\$ 160,000	DOR RATIOS
004	022303	9335	06/10/2009	\$ 250,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	234680	0590	11/17/2009	\$ 10,000	DOR RATIOS
004	766680	0205	04/01/2008	\$ 31,000	DOR RATIOS

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030 *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use. *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less

productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *“the entire [fee] estate is to be assessed and taxed as a unit”*

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *“the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee”*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Assumptions and Limiting Conditions:

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
- 2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.



King County

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Lloyd Hara
Assessor

As we start a new decade and prepare the 2010 revaluations for the 2011 Tax Roll, it is important for staff to review our standards for completing our assessments for this year. As Deputy Assessors, first, everyone works for the taxpayers of King County and we must do our work in the most fair and equitable manner. Second, we will take pride in doing the best professional job possible. Third, we will treat all taxpayers with respect and value their opinions.

To further those standards, all appraisers are directed to:

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 2010 Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Validate for correctness physical characteristics for all vacant and improved properties and, where applicable, validate sales data for those properties;
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop valuation models as delineated by the IAAO (Standard on Mass Appraisal of Real Property, 2002; rev 2008). Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population. Validate models as delineated by IAAO in their Standard on Ratio Studies (approved July 2007).
- All sales are to be time adjusted to 1/1/10 and models developed by appraisers will include an administrative adjustment of .925 to reflect current economic factors that impact value and are not indicated by time-adjusted sales data alone.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the Assessor, the King County Board of Equalization, the Washington State Board of Tax Appeals, the King County Prosecutor and the Washington State Department of Revenue. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor